

**Site Name:** Pacific Metals Company Foundry  
**DEQ ECSI Number:** 3066  
**Site Address/Location:** 303 NW Park Ave., Portland, OR 97209  
Latitude 45° 31' 30.7" Longitude -122° 40' 44.4"  
**Recommendation By:** Christopher Blakeman, Site Assessment Section, DEQ Northwest Region  
**Date:** 17 January, 2002

**Summary:** The subject property is located in the Pearl District of Portland, on the northwest corner of NW 8<sup>th</sup> Avenue and Everett Street. This site covers roughly one quarter of a city block, and is entirely occupied by a two-story concrete and masonry building with a partial basement. This building is bounded by sidewalks on its east and south sides, an office supplies store immediately to the west, and a loft-style residential building with businesses on the ground floor to the north. Directly east of the site is the North Park Blocks, a six block long municipal park that is frequented by local residents, employees, and visitors. The surrounding blocks consist mostly of commercial or light industrial properties, with residential dwellings interspersed mainly to the north and west. Recent urban renewal efforts in this neighborhood are tending to follow a variety of mixed commercial and residential models.

At the time of this assessment, the building was unoccupied; however a June 1991 Site Assessment report prepared by SRH Environmental Management indicates that portions of the basement were used for storage by an area book retailer<sup>1</sup>. During a DEQ plain view inspection of this site on 7 November, 2001 there did not appear to be any current occupancy, however very little of the building's interior could be viewed from the outside. Signage soliciting tenancy was posted on the building's exterior.

The earliest identified reference to the site as being associated with metals-related activity was found in the 1910 Polk City Directory where "Pacific Metal Works" is listed as the site occupant<sup>2</sup>. A Sanborn Fire Insurance Company map from 1925 shows that "Pacific Metal Co." occupies the entire eastern half of the city block. This image also reveals the presence of at least five "solder pots" located in the site's western portion, roughly due north of the facility's freight elevator. Additional reviews of the Polk City Directories indicate that the Pacific Metal Company was the sole occupant of the southeast quadrant of this block until 1964. There is no further mention of metals-related businesses at this location after 1964.

From 1967 to 1981 the site was home to the "Cascade Hat & Cap Co.," and to "Galerie Mongeon," an apparent antiques dealer, from 1985 to 1987. From 1989 to the present, the facility has been owned by Eastbank/Angel Joint Venture.

SRH Environmental Management, Level I Environmental Site Assessment Report: Pacific Metals Foundry, 303 NW Park Avenue, Portland, Oregon, June 4, 1991. This report documented the site history, its status at that time, and provided summaries of a number of sites within a half mile radius that have some history of environmental action. In addition to identifying steam pipe insulation containing friable asbestos, this report recognizes the presence of oils leaking from the freight elevator motors that are suspected of containing PCBs. This assessment also notes the presence of somewhat antiquated fluorescent light fixtures whose ballasts may contain PCBs.

As a component of the Level I ESA, on or about 28 May, 1991 Coffey Laboratories, Inc. conducted an asbestos analysis of a sample of the above mentioned steam pipe insulation. The insulating fiber portion of that sample was found to be 80% Chrysotile asbestos.

Based on DEQ's 7 November, 2001 plain view inspection, there does not appear to be any obvious signs of exterior soils or ground surface contamination. It should be noted that the north and west faces of the building cannot be viewed, as they very closely abut the adjacent structures. The presence of warehoused goods at the time of the 1991 Level I ESA prevented a full characterization of the building's sub-surface structures, such as sumps and floor drains. Therefore, unidentified conduits to ground and/or surface waters may remain as potential pathways of concern. Other than the 1991 Level I ESA report, no additional information was supplied that would further characterize potential contaminant pathways.

Given the site's roughly fifty years of operation as a foundry, the potential for residual interior contamination remains. The structure is apparently in much the same condition presently as when it was last occupied by the Pacific Metals Company in 1963. Considerable hazardous materials use and generation are typically associated with foundries, and many of these materials maintain their toxicity for years, or perhaps indefinitely. Due to the environmental persistence of metals contamination, and the relatively unaltered condition of the building, the possibility of residual contaminants being present in the indoor environment remains a concern.

The building is currently being offered for lease, and it is reasonable to assume that occupancy by new tenants, and any renovations that may occur, would create an opportunity for exposure to potentially hazardous levels of toxics. The means of exposure that appears to present the greatest concern is the possibility for the inhalation of heavy metal dusts and particulates, which may become respirable as a result of normal activities, cleaning, and/or renovation. Oral and dermal exposure routes are of somewhat lesser concern; however their threat remains legitimate. Due to these circumstances, structural materials, debris, and/or residues that would be removed from the site in conjunction with renovation and remodeling activity create a potential threat of release to the environment.

Given the information reviewed for this assessment, this site does not appear to be directly associated with a hazardous materials release to the environment. The long-term presence of a foundry on this site raises some concern about the environmental health of the building's interior, and the potential threats posed to building occupants. Additionally, there is a need to address the documented, as well as suspected, sources of contamination that are identified in the 1991 ESA. Lastly, the full floor surface, which was partially obscured during the 1991 ESA, needs to be examined to evaluate the possible presence of sub-surface conduits. Further investigation is needed to properly characterize the potential threats posed by conditions at this site.

Based on the need for additional investigation, as explained above, DEQ has given this site a high priority assignment, and recommends that an Expanded Preliminary Assessment (XPA) be conducted in order to better document site conditions.

**Status:** DEQ initially gave the owner an option to enter our Voluntary Cleanup Program (VCP). In order to solicit voluntary cooperation, this option was extended several times beyond the original deadline. After little to no movement by the owner, a deadline for VCP enrollment of 6/7/02 was finally set. As of 6/10/02, no VCP enrollment had been initiated. This site was therefore referred to DEQ's Site Response Section (SRS) waiting list.

**Update April 2003 (from ECSI):** (4/03 AVoss) Property owner conducting interior dust and asbestos abatement. Anticipated completion in spring of 2003. (5/03) Owner completed dust abatement and resolved other site issues. No further action determination in May 2003 because the threat of release to the environment from the dust had been diminished. NFA stated that building materials may be subject to DEQ solid waste rules if disposed of. DEQ's NFA does not apply to OR OSHA regulations.